

****SPECIAL ALERT****

The Enterprise Income Verification (EIV) System

The Department believes EIV is a critical tool to ensure that the right benefits go to the right persons. EIV is a wage and benefit tool provided through HUD's secure internet system that currently allows public housing agencies (PHAs) and will soon allow Multifamily owners and agents (O/As) to verify tenant-reported income from an independent source during mandatory tenant re-certifications. O/As and PHAs are expected to use the data available through EIV to help the Department reduce errors in subsidy payments.

Current Status

O/As as well as PHAs have been using the Tenant Assessment Subsystem (TASS) to verify tenant Social Security (SS) and Supplemental Security Income (SSI) benefit payments provided by the Social Security Administration (SSA). The first step in transitioning from TASS to EIV took place in March 2006, when the *TASS functionality* was integrated into EIV, meaning the SS/SSI benefit data HUD receives from SSA is now also contained in EIV for verification purposes. Since then, TASS has been operating in parallel with the TASS functionality in EIV. TASS will continue operating in parallel with the TASS functionality in EIV until September 22, 2006; after which TASS will no longer be available, according to the Real Estate Assessment Center (REAC), which administers the TASS system.

Beginning on September 25, 2006, O/As and PHAs will have to obtain SS/SSI benefit verification information only through EIV. It is also intended that, as of September 25, 2006, O/As will join PHAs in being able to obtain through EIV, the Department of Health and Human Services' National Directory of New Hires (NDNH) data such as family new hire information, wage, and unemployment insurance benefit data that comes from State Wage Information Collection Agencies (SWICAs).

Important Dates

March 2006	TASS functionality integrated into EIV.
June 6, 2006	Although after this date no new tenant certification data will be posted in TASS for PHA households, O/As will be able to access June 2006, July 2006, August 2006, September 2006 and October 2006 recertification data for tenants under their portfolio. (PHAs acting as contract administrators also will be able to access tenant data for their assigned projects and contracts.) The tenant data will be refreshed each month until September 22, 2006.
July – Sept 2006	O/As obtain system access rights through the Multifamily Housing (MF) Help Desk for access to EIV.
Sept 22, 2006	According to REAC, access to TASS will be terminated.
Sept 25, 2006	Access to SS/SSI data from SSA through EIV and potentially NDNH

data for O/As through EIV.

Instructions for Accessing EIV for O/As

The MF Housing Help Desk will be authorized to provide O/As with system access rights to EIV and will be the primary contact for EIV support. It is anticipated that this process will begin in July 2006. However, until the enhancements to the existing contract for the MF Housing Help Desk are approved, please do not contact the MF Housing Help Desk for EIV support. In addition, please do not contact the EIV Help Desk for EIV support at this time.

A message will be posted to the TRACS, TASS, PIH EIV, and Multifamily Housing Programs RHIIP web pages and a notice will be sent through TRACSmial as soon as the Multifamily Housing EIV Help Desk support function is authorized. This message will also include information on when EIV data will be available to O/As and the instructions for gaining access to such data.

More information will follow. Thank you in advance for your patience and cooperation during this transition phase.